



Correspondence Between Staff and Applicant  
Approval Letter

June 26, 2019

City of Scottsdale  
Attn: Doris McClay  
7447 E. Indian School Rd  
Scottsdale, AZ 85251

RE: **2<sup>nd</sup> Submittal** for 27-ZN-2018  
STR Ventures  
7505 E Main St | 7504 E First St | 7510 E First St

Dear Ms. McClay:

Please accept this letter as a formal response to Staff Review comments dated January 31, 2019 for the above referenced Zone Change application for 7505 E Main, 7504 and 7510 E. First Street. Our responses are below in red.

Zoning:

1. The Downtown Zoning district requires a building setback of 20 feet measured from the back of curb (Table 5.3006.C). The existing buildings fronting on E. Main Street are within this required setback. With no changes to the existing buildings, these buildings would become non-conforming with the Downtown zoning and would be subject to the Non- conforming section of the Zoning Ordinance (Section 1.1300).

**The existing building footprint will not be moved.**

2. Please demonstrate on the site plan that the building on 7504 E. 1st Street is at least 20 feet from the back of curb fronting N. 75<sup>th</sup> Street (Table 5.3006.C). Please demonstrate that the proposed changes to this existing building comply with all Downtown property development standards specifically Section 5.3006.F.1b. For properties with a gross lot area less than 20,000 square feet, the Downtown district under Section 5.3007.B allows requests to the City Council for reductions of setbacks up to 10%. If this reduction is requested, please revise the narrative to include this request and include justification for this request.

**Please see revised Site Plan that identifies the 20 ft building setback for 7504 E. First Street and is in compliance with all Downtown property development standards.**

3. Please demonstrate on the site plan that the building on E. 7510 E. 1st Street is at least 20 feet from the back of curb fronting N. 75<sup>th</sup> Street (Table 5.3006.C) and 25% of the building facade is at this setback (5.3006.F.1b). For properties with a gross lot area less than 20,000 square feet, the Downtown district under Section 5.3007.B states allows requests to the City

Council for reductions of setbacks up to 10%. If this reduction is requested, please *revise* the narrative to include this request and include justification for this request.

Please see revised Site Plan that identifies the 20 ft building setback for 7510 E. First Street and is in compliance with all Downtown property development standards.

4. ALTA survey was not submitted with the application but was required (Zoning Ordinance Section 1.305). Please submit the ALTA survey with the resubmittal.

ALTA survey is included with this 2<sup>nd</sup> Submittal.

5. Please be advised Per SRC 47-80, electric and communications facilities-undergrounding will be required before the issuance of any permits.

Advised.

Fire:

6. Please demonstrate hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2) on the site plan.

Hydrants have been identified on the Site Plan.

7. Please demonstrate the location of the Fire Department Connections (Fire Ord. 4283, 912) on the site plan.

Fire Department Connections have been identified on Site Plan.

General Plan:

8. The subject site is within a 2001 General Plan, designated, Growth Area. As such, please respond in the revised narrative to General Plan Growth Area Element Goal 1, bullet 3 as well as Old Town Scottsdale Character Area Plan Character & Design policy CD 11.3. The subject site is adjacent to powerlines within the alleyway. With a resubmittal, please provide a response to the policy notes above, and consider undergrounding the powerlines in conjunction with the development request as this would not only benefit the development site, but the adjacent neighborhoods.

Narrative has been revised as suggested.

9. The General Plan Land Use (Goal 5, Bullet 2), Economic Vitality (Goal 5, bullet 6), Neighborhoods (Goal 4, bullet 7) and Community Mobility (Goal 11, Bullet 10) Elements encourage pedestrian oriented development. Additionally, the Old Town Scottsdale Character Area Plan addresses the importance of the pedestrian environment (Policies Goals CDS and M 2; and, Policies CD 1.5, CD 4.1). With a resubmittal, please provide a landscape separated sidewalk along 75th Street; please ensure both the hardscape and landscape plans are updated with this site plan change. Separating the sidewalk from curb

would not only encourage pedestrian comfort but continue the effort that was implemented through the Main Street Place development (7500 E Main Street) north of the subject site.

Landscaped sidewalk along 75<sup>th</sup> Street has been provided on the revised plans.

Fire:

10. Please demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1)) on the site plan.

Per phone conversation with Scott Stanek on 3/27/19 – a Fire Riser room will not be necessary as the property will operate much like a Single Family Residential home and not a Commercial use.

Circulation:

11. Please be advised a two (2)-foot alleyway dedication will be required on 7504 E 1 st Street in accordance with DS&PM 2-1.601. Show this dedication on the site plan.

Revised plans show 2 ft alleyway dedication on 7504 E. First Street.

Site:

12. The zoning case includes four properties. Please clarify in the revised narrative what changes are occurring to the existing structures on each property now or in the immediate future.

The revised narrative includes a section that describes the proposed improvements to the properties.

13. Please be advised before any permits are issued on the either of the two properties fronting on E. Main Street, the lots will be required to be assembled.

The Applicant understands that if this Rezoning is approved, the separate parcels located at 7505 E. Main Street will be required to be assembled.

14. Provide a trip generation comparison for the existing land use versus the proposed land use.

The properties are currently zoned S-R (Service Residential). 7504 and 7510 E. First Street were last used as Single Family Residential and 7505 E Main Street was most recently used as a Single Tenant Office Building. Below please find the trip generation comparisons with the previous uses under the S-R zoning versus the proposed Vacation Home Rental use utilizing information obtained from ITE 7<sup>th</sup> Edition. As you will see, the proposed use will have decreased number of trips compared to a Single Family Residential use and minimal increase in trips as a result of the proposed Vacation Home Rental use.

<u>USE</u>	<u>TRIPS PER DAY</u>
Single Family Residential	9.57
Single Tenant Office Building	3.62
*All Suite Hotel	6.24

*\*ITE – 7<sup>th</sup> Edition did not have trip generation information for “Vacation Home Rental” so we used the closest category. “All Suite Hotel” is described as a hotel room with sitting area and kitchen.*

15. Please be advised if in the future the building is split into multiple dwelling units or rooms used as a travel accommodation additional parking, including ADA accessible space/s may be required.

*Advised.*

16. Please revise the plans to include all four properties on one site plan. This site plan shall include the following:
  - a. The irrigation stand pipe on the north west corner of 7504 E 1<sup>st</sup> Street (lot 10) will need to be relocated outside of right of way.
  - b. The alleyway will be required to be milled and repaved.
  - c. The alleyway entrance onto 75<sup>th</sup> Street does not meet current ADA compliance and will need to be replaced.
  - d. Frontages along Main, 75<sup>th</sup> Street and 1<sup>st</sup> Street will be required to be milled and repaved.
  - e. How is refuse being managed for Lot 10? Refuse enclosures are required for each parcel.
  - f. Show and call out the location of the water and sewer mains serving these lots.
  - g. Sidewalks along 75<sup>th</sup> Street, Main Street and 1st Street shall be 8-foot minimum in width.

*Attached with this resubmittal is an additional site plan that includes all of the properties associated with this rezoning application.*

Fire:

17. Fire sprinklers required with the change of use, please determine type of NFPA 13, 13R, or 13D (sprinkler system to be installed).

*Per a phone conversation with Scott Stanek, Fire Plan Examiner, on 3/27/19, we will be installing a NFPA 13D (residential sprinkler system).*

## **Resubmittal Checklist**

Case Number: **27-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

One copy: COVER LETTER - Respond to all the issues identified in the first review comment letter.

One copy: Revised CD of submittal (CD/DVD, PDF format)

One copy: Revised Narrative for Project

One copy: Results of Alta Survey

Two copies of the Trip Generation Comparison

### Site Plan:

6-24x36

1-11x17

1-8x11